



Minutes Architectural Review Board

April 10, 2017
Council Chambers, City Hall
Fredericksburg, Virginia

Members Present

John Harris, Chair
Kerri S. Barile
Susan Pates
Jon Van Zandt
Jonathan Gerlach
Ken McFarland

Members Absent

Sabina Weitzman, Vice Chair

Staff

Kate Schwartz
Camilla Jacobs

Mr. Harris called the Architectural Review Board meeting to order at 7:02 p.m.

OPENING REMARKS

Mr. Harris determined that a quorum of six members was present and asked if public notice requirements had been met. Ms. Schwartz stated that they had.

APPROVAL OF AGENDA

Mr. Van Zandt made a motion to approve the agenda as submitted. Dr. Barile seconded. The motion carried (6-0).

APPROVAL OF MINUTES

Mr. Harris asked if there were any changes or additions to the minutes dated March 13, 2017.

Mr. Van Zandt made a motion to approve the minutes as submitted. Mr. Gerlach seconded. The motion carried (4-0-2). Dr. Barile and Mr. McFarland abstained because they were not present at the March 13 meeting.

DISCLOSURE OF EX PARTE COMMUNICATIONS

Mr. Harris asked if any Board member had engaged in any *ex parte* communication on any item before the Board.

No Board members had any *ex parte* communications to report.

DISCLOSURE OF CONFLICTS OF INTEREST

Mr. Harris asked if any Board member had a conflict of interest for any item before the Board.

Mr. Van Zandt stated he was the contractor for the work at 128 Caroline Street, COA 2017-27, and would not participate in that item.

PUBLIC HEARING

A. Continued Cases

- i. **COA 2017-06 – 623 Caroline Street** – Greg Shalawylo requests to install a gazebo at the rear northeast corner and a smokehouse accessory structure along the north side of the Chimneys property.

The applicant, Greg Shalawylo, 133 Albert Brooks Lane, was present.

Danae Peckler, 1410 Prince Edward Street, commented that the Historic Fredericksburg Foundation, Inc. have continued to work closely with the applicants to get their business up and going. The smokehouse has been relocated closer to the kitchen, the gazebo has been removed from the plan and 4 light poles will be installed vs. the 8 which were originally planned for. HFFI has approved the revised project in accordance with the terms of their easement and the information has also been sent to the Virginia Department of Historic Resources for their approval.

Mr. Gerlach asked if DHR had provided any comments and if there was any way to speed their review of the project. Ms. Peckler said there was not.

Ms. Pates asked if the smokehouse would be reversible, if the fire department had evaluated it, and if it was too close to the existing outbuilding. Mr. Shalawylo said it would be easily reversible, and that brick pavers would be used for the flooring. A fire extinguisher will be maintained on site. Ms. Peckler commented that the outside area near the smoker has previously been disturbed and that the existing outbuilding is not an original structure.

Mr. McFarland inquired as to what type of materials would be used. The applicant stated that all elements would be wood, painted to match the house. Mr. McFarland recommended the use of cedar for durability, and Mr. Van Zandt agreed. Dr. Barile reminded the applicant to contact staff if there are any artifacts found during the project.

Mr. Van Zandt made a motion to approve the application as submitted with the friendly recommendation to use cedar posts and notify City staff of any subsurface archaeological findings discovered during construction. Mr. McFarland seconded.

Mr. Gerlach asked if the item should be delayed until DHR approved the project as being consistent with their easement. Ms. Schwartz said these were separate processes and there was no need to delay the vote. The motion carried 6-0.

B. New Business

- i. **COA 2017-23 – 615 Caroline Street** – Anooj Patel requests to install signs, including one hanging sign and one building-mounted sign, for the Highpoint Coffee business.

The applicant was not present. There was no public comment.

Dr. Barile made a motion to approve as presented in accordance with the staff recommendation that attachments must be made through the mortar joints rather than brick. Ms. Pates seconded. The motion carried 6-0.

- ii. **COA 2017-24 – 806 Caroline Street** – Devon Brandt requests to install signs, including one hanging sign, one building-mounted sign, and window decals, for the Thistle & Ash business.

The applicant, Devon Brandt, was present. There was no public comment.

Mr. McFarland made a motion to approve the application as submitted. Mr. Van Zandt seconded. The motion carried 6-0.

- iii. **COA 2017-21 – 229 Charles Street** – John Kolotos requests to construct a four-foot wood fence surrounding the yard at the rear of this single-family residence.

The applicant, John Kolotos, was present. There was no public comment.

Dr. Barile thanked the applicant for the simple and appropriate design. Mr. McFarland made a motion to approve with the staff recommendation to paint the fence once weathered sufficiently. Mr. Gerlach seconded. The motion carried 6-0.

- iv. **COA 2017-25 – 124 Caroline Street** – Paul Neil Glancy II requests to install a six-foot wood fence surrounding the yard at the rear of this single-family residence.

The applicant was not present. There was no public comment.

Mr. Gerlach made a motion to approve with the staff recommendation to paint the fence once weathered sufficiently. Dr. Barile seconded. The motion carried 6-0.

- v. **COA 2017-30 – 409 Dunmore Street** – Marilyn Bryan requests to construct a six-foot wood fence surrounding the yard at the rear of this single-family residence.

The applicant, Marilyn Bryan, was present. There was no public comment.

During this application Mr. McFarland engaged the University of Mary Washington students and inquired as to if they knew why the homes in this area were elevated. Mr. Harris and Mr. McFarland explained the constraints of building new homes in the floodplain.

Mr. McFarland made a motion to approve with the staff recommendation to paint the fence once weathered sufficiently. Dr. Barile seconded. The motion carried 6-0.

- vi. **COA 2017-19 – 309 Wolfe Street** – Reverend Carl Butler, on behalf of Mt. Zion Baptist Church, requests to install a metal handrail at the center of the front entry steps.

The applicant was not present. There was no public comment.

Dr. Barile thanked the applicant for the simple and appropriate design. Dr. Barile made a motion to approve as presented. Mr. McFarland seconded. The motion carried 6-0.

- vii. COA 2017-20 – 411 William Street** – Denise Antinori and Lee Bennett request to install fabric awnings above the storefront for the Deutschland Downtown restaurant.

The applicant, Lee Bennett, 1306 Prince Edward Street, was present. There was no public comment.

Mr. Gerlach asked how large the gap would be between the awnings. Mr. Bennett said it would be less than an inch. Mr. Gerlach asked if there would be a gap above the entry door and if a 20-foot awning could be used in place of two of the ten-foot awnings. Mr. Bennett said the larger awning was too cumbersome to be retractable.

Mr. Van Zandt made a motion to approve the application as submitted. Mr. Gerlach seconded. The motion carried 6-0.

- viii. COA 2017-22 – 301 Charles Street** - Dale and Gay Galyen request to install a retractable fabric awning on the rear wall of this single-family residence.

The applicants, Dale and Gay Galyen, were present. There was no public comment.

Dr. Barile made a motion to approve the application as presented. Mr. McFarland seconded. The motion carried 6-0.

- ix. COA 2017-26 – 1005 Princess Anne Street** – Chris Huie requests to make exterior alterations to this commercial building including replacing wood veneer and roof-level railings with PVC, installing metal fencing, and replacing the existing awning.

The applicant, Chris Huie, was present, as well as the business owner Jonathan Chen. There was no public comment.

Mr. Gerlach asked why they were requesting to enclose the inset entryway and change the door. Mr. Huie said that people regularly sleep in the opening and throw trash there as well. Mr. Gerlach clarified that this was a public safety issue and not proposed to create a different historic appearance. Mr. Harris suggested using a gate to close the area off at night. Board members also suggested installing better lighting.

Dr. Barile asked about the benefits of using PVC. Mr. Van Zandt said that it is a weather-resistant product, but that it was prone to expansion in long runs. He said it has been approved by the Board for use as trim, but he was concerned about the large expanse of it proposed in this application.

Mr. McFarland said that he thought the wood could still be saved using epoxy consolidants. Mr. Huie said they were only concerned with the lowest board, and that the rest would be repaired with wood.

Mr. Gerlach asked how Boral would hold up when used close to the sidewalk. Mr. Van Zandt said it was a very strong material that could be painted or milled, but would not absorb moisture.

The Board engaged in a discussion about standard #3, and discussed whether the proposed change would create a false historic appearance. Dr. Barile said that by removing the door they

would be removing a character-defining feature. Dr. Barile shared some knowledge about the ARB process and decision-making with the University of Mary Washington students in attendance. Mr. Gerlach said that if an alteration isn't intended to create an earlier appearance, but is addressing a safety issue, then he is in favor of altering the door.

Ms. Pates asked if the balustrade can be replaced with wood. Mr. Huie said the change in material was to reduce the amount of maintenance required.

Ms. Schwartz suggested the ARB table the application to a supplementary meeting on April 24 to allow the applicants to provide more information.

Dr. Barile made a motion to table the application to a work session on April 24. Mr. Gerlach seconded. The motion carried 6-0.

- x. **COA 2017-27 – 128 Caroline Street** – Wendy Young requests to extend the front porch of the addition at the south side of this single-family residence.

The applicant, Wendy Young, was present. Ms. Young commented that the larger porch should have been included with the original design, but was overlooked. There was no public comment.

Dr. Barile made a motion to approve the application as presented. Mr. McFarland seconded. The motion carried 5-0-1 with Mr. Van Zandt abstaining.

- xi. **COA 2017-28 – 1020 Caroline Street** – Anne Darron, on behalf of the Washington Heritage Museums, requests to replace deteriorated wood weatherboards at the base of the c.1930s bulkhead entry at the Hugh Mercer Apothecary Shop with Boral synthetic siding.

Michael Spencer was present to represent the Washington Heritage Museums. He commented that he had consulted with the easement holder on the property, HFFI, and they had approved of the alteration. Mr. Spencer stated that the bulkhead suffers from a design flaw and the material change was an alternative to changing the design of the feature. He also provided a sample of the material to the Board. There was no public comment.

Dr. Barile asked for clarification that they would just be replacing the lowest course of weatherboards. The applicant said yes. Mr. McFarland referenced standard #6 and asked if they had considered installing heart pine as that would be considered an in-kind replacement. He also asked if they had considered addressing the issue by installing flashing.

Mr. Spencer said that the issue was the constant dampness of the location and that any wood would decay over time. Additionally, there is no clearance to allow for proper drying of the material, which has led to decay of the sill. He said they felt that installing flashing would result in a greater aesthetic change than installing the alternate material in this case.

Ms. Pates asked when the last repair occurred. The applicant was not sure.

Mr. Van Zandt made a motion to approve the application as submitted. Mr. Gerlach seconded. The motion carried 4-2 with Mr. McFarland and Ms. Pates against.

- xii. **COA 2017-29 – 306 Amelia Street** – Philip Robins requests to replace six wood windows on the upper story of this single-family residence with new true divided light wood sash inserts.

David Grover, Harmony Woodworking, was present to represent the applicant. There was no public comment.

Mr. Grover said the sashes were a mix of styles with a variety of glass types. He said many were broken because the windows do not operate well. He said it was difficult to determine what elements were original and when changes occurred.

Dr. Barile commented that the windows being recommended are all wood true divided light sashes. Mr. McFarland asked if the windows were beyond repair. Mr. Grover said he hesitates to say that anything is beyond repair, but the window sashes are in very poor shape and would need to be completely rebuilt. Mr. Grover said the Marvin wood windows would be as close as you can get to looking like the originals, and he knows the Board has approved this type of window in the past. Even repaired, the current windows would be very hard to weather-strip, and the upper and lower sashes won't meet.

Mr. Van Zandt made a motion to approve the application as submitted. Mr. Gerlach seconded. Dr. Barile thanked the applicant for suggesting a good product, but said she doesn't take the replacement of historic fabric lightly and needs more data to evaluate the request.

Mr. Grover said he understands the concerns, but that the applicant needs something to cut out noise and be more efficient. Mr. McFarland referred to the draft window policy that the Board was considering and said that energy efficiency is not a primary reason for replacement. Mr. Grover stated the sashes don't work properly now.

Ms. Pates suggested conducting an on-site inspection of the windows to better understand the condition. Mr. Grover said he was not certain if the applicant was available. Mr. Harris asked Ms. Schwartz to contact the applicant to see if this could be scheduled.

Mr. Van Zandt withdrew his motion and Mr. Gerlach withdrew his second. Mr. Van Zandt made a motion to table the application so that a work session could be scheduled. Mr. Gerlach seconded. The motion carried 6-0.

GENERAL PUBLIC COMMENT

Samuel Goad, a University of Mary Washington student, said that he walked by 1005 Princess Anne Street regularly at night and confirmed that homeless individuals regularly slept in the alcove, that trash was left there, and that the opening was a public safety concern.

OTHER BUSINESS

A. Transmittal of Planning Commission Agenda

B. Review of Draft Historic District Window Policy

Dr. Barile commented that it was very well-researched. She requested that more detail be added regarding the usefulness and sensitivity of interior storm windows in sections A(6) and E(9). Dr. Barile also suggested adding a section on metal windows and repairing

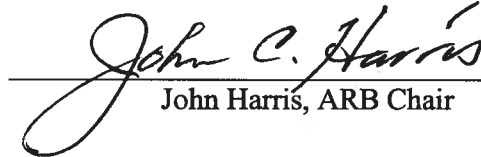
them in section B. In section D, she requested that the policy reflect that non-original windows may have also attained historic significance. Mr. McFarland said he believed the application at 306 Amelia Street did not meet the draft policy. Ms. Pates and Mr. Van Zandt also discussed the cost of repairing or rebuilding historic windows.

C. Preliminary Review: Addition at 1309 Prince Edward Street

Jamie Scully informally presented the design for a rear addition at this residence to the Board.

ADJOURNMENT

Mr. Van Zandt made a motion to adjourn the meeting. Mr. Gerlach seconded. The meeting adjourned at 9:14 pm.


John Harris, ARB Chair

